

# Wexford Estates

Being a Replat of Lots 1 and 2 of Wexford Subdivision,  
Book 4441, Pages 789-790, Reception Number 2384382

SITUATE IN THE NE1/4 OF THE SW1/4 & THE NW1/4 OF THE SE1/4  
OF SECTION 17, T15, R1E OF THE UTE MERIDIAN  
CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO

## STATEMENT OF OWNERSHIP AND DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS:

The undersigned, Wexford Borrower, LLC, a Colorado limited liability company is the owner of record of that real property situate in the NE1/4 of the SW1/4 and the NW1/4 of the SE1/4 of Section 17, Township 15 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado. The ownership of which is demonstrated at Reception Number 2536357, Book 5022 Page 300 and Reception Number 2537840 in Book 5026 at Page 745 and of the records in the office of the Mesa County Clerk and Recorder. Said property being more particularly described as follows:

Lot 1 of Wexford Subdivision, Book 4441 Page 789-790, Reception Number 2384382.

Lot 2 of Wexford Subdivision, Book 4441 Page 789-790, Reception Number 2384382.

That said owner has caused the described real property to be surveyed, laid out, and to be publicly known as WEXFORD ESTATES.

That said owner does hereby dedicate and set apart real property as shown and labeled on the accompanying Plat as follows:

All streets, roads, and Rights-of-Way are dedicated to the City of Grand Junction for the use of the public forever.

All Multi-purpose Easements are dedicated to the City of Grand Junction for the use of City-approved utilities and public providers as perpetual easements for the installation, operation, maintenance, and repair of utilities and appurtenances including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, traffic control facilities, street lighting, landscaping, trees, and grade structures.

All Utility Easements are dedicated to the City of Grand Junction for the use of City-approved public utilities as perpetual easements for the installation, operation, maintenance, and repair of utilities and appurtenances including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, equivalent other public utility providers and appurtenant facilities.

All Pedestrian Easements are dedicated to the City of Grand Junction as perpetual easements for ingress and egress access use by the public forever for constructing, installing, maintaining, and repairing a trail and for purposes of walking, running, wheelchairs (motorized and nonmotorized), and other authorized forms of transportation for commuting and recreational purposes with or without pets accompanying them.

All Drainage Easements to be granted by separate document to the Wexford Estates Homeowners Association.

All Irrigation Easements to be granted by separate document to the Wexford Estates Homeowners Association.

Ingress/Egress Easement across Tract D to be granted by separate document to the owners of Lots 25, 26 and 27 as a perpetual easement for ingress and egress purposes for the use by said lot owners, their guests and invitees, and also for use by public services, including, but not limited to, postal service, trash collection, fire, police, emergency vehicles, and the City of Grand Junction.

A perpetual easement over Tract A is dedicated to the City of Grand Junction for the purposes of reasonable ingress and egress and inspection, installation, operation and repair of the detention and drainage facilities therein and appurtenances thereto.

Tracts A, D, and E to be granted by separate document to Wexford Estates Homeowners Association subject to existing easements and easements created by this Plat.

Tracts B and C dedicated to the City of Grand Junction in fee simple.

A perpetual easement over Tract A is dedicated to the City of Grand Junction for the purpose of reasonable ingress and egress and inspection, installation, operation and repair of the detention and drainage facilities therein and appurtenances thereto. The owner of Tract A is not relieved of any responsibility that it may have to inspect, install, operate, maintain and repair the detention facilities located on such property.

All Easements described above include the right of ingress and egress on, along, over, under, through, and across by the beneficiaries, their successors or assigns, together with the right to trim or remove interfering trees and brush, and in Drainage easements or tracts the right to dredge; provided however, that the beneficiaries/owners shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of property encumbered by such easements shall not burden or overburden said easements by erecting or placing any improvements thereon which may impede the use of the easement and/or prevent reasonable ingress and egress to and from the easement.

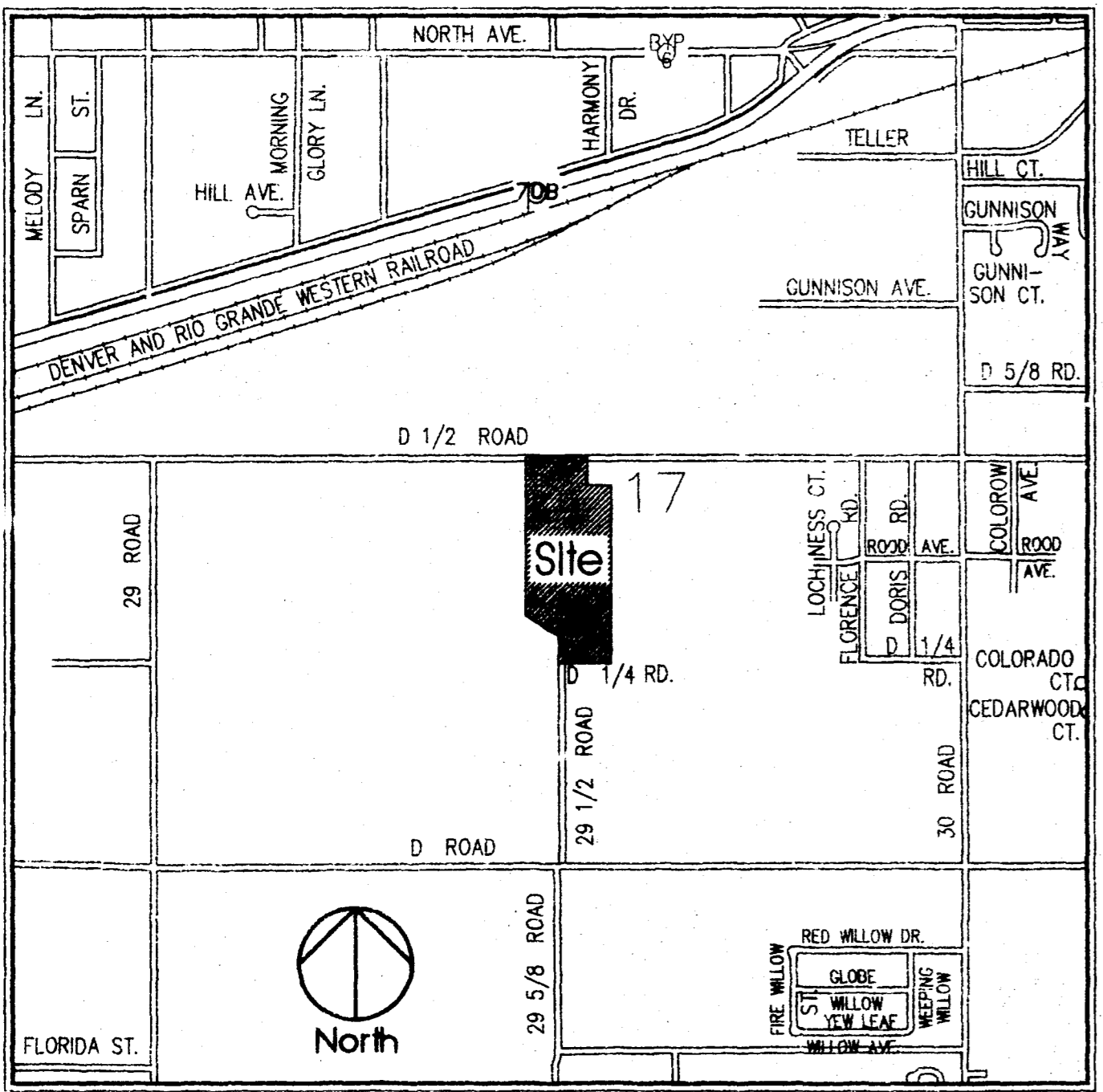
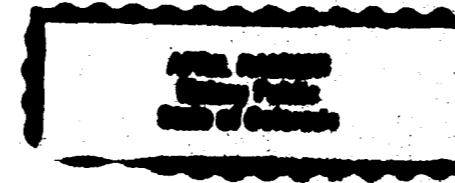
Said owner further certifies that all lien holders or encumbrances, if any, associated with the interests of this plat have been represented hereon.

*Andrew Lecky*  
Representative of Wexford Borrower, LLC, a Colorado limited liability company.

STATE OF COLORADO )  
COUNTY OF MESA ) ss

The foregoing Statement of Ownership and Dedication was acknowledged before me by Andrew Lecky representing Wexford Borrower, LLC, a Colorado limited liability company, on this 10<sup>th</sup> day of FEBRUARY, 2011.

*April Parker*  
Notary Public  
My commission expires 4-19-14

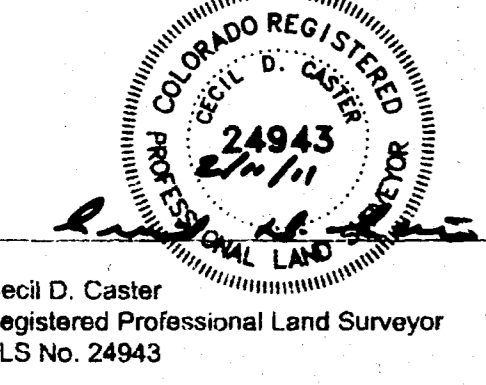


Vicinity Map  
(NOT TO SCALE)

LAND USE SUMMARY		
LOTS	9.18 ACRES	65%
TRACTS	1.38 ACRES	10%
DEDICATED R.O.W.	3.54 ACRES	25%
TOTAL	14.10 ACRES	100%

FOR CITY USE ONLY		
Type of Document	Book	Page
Declaration of Covenants, Conditions and Restrictions for Wexford Estates	5124	591
Tracts A, D, and E granted to Wexford Estates Homeowners Association	5124	634
Irrigation Easements granted to Wexford Estates Homeowners Association	5124	555
Temporary Ingress/Egress Easement across Tract D granted to Lots 25, 26 and 27.	5124	635
40' Temporary Access granted to the City of Grand Junction.	5124	644
Recording Memorandum	5124	653
Post-Construction Stormwater Maintenance Agreement	5124	654

SURVEYOR'S CERTIFICATE  
I, Cecil D. Caster, a Registered Professional Land Surveyor, licensed under the laws of the State of Colorado, do hereby state that the accompanying Plat of WEXFORD ESTATES, a subdivision of a part of the City of Grand Junction, Colorado has been prepared by me and/or under my direct supervision and represents a field survey of the same. This statement is only applicable to the survey data hereon, and does not represent a warranty or opinion as to ownership, lienholders, or quality of title.



Cecil D. Caster  
Registered Professional Land Surveyor  
P.L.S. No. 24943

### LIENHOLDER'S RATIFICATION OF PLAT

The undersigned, Colorado Capital Bank, a Colorado Corporation hereby certifies that it is the holder of a security interest upon the property hereon described and does hereby join in and consent to the dedication of the land described in said dedication by the owner thereof and agrees that its security interests which are recorded at Reception Number 2537642 the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

By: *Dave Zolner*  
Representative Colorado Capital Bank, a Colorado Corporation

STATE OF COLORADO )  
COUNTY OF Eagle ) ss

The foregoing Lienholder's Ratification of Plat was acknowledged before me by Dave Zolner Representative for Colorado Capital Bank, Colorado Corporation this 10<sup>th</sup> day of February, 2011.

*April Parker*  
Notary Public  
My Commission expires: 4-19-14

### LIEN HOLDER'S RATIFICATION OF PLAT

The undersigned, Wexford Lender, LLC, a Colorado limited liability company, hereby certifies that it is a holder of a security interest upon the property hereon described and does hereby join in and consent to the dedication of the land described in said dedication by the owner thereof and agrees that its security interests which are recorded in Book 5026 at Page 749 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

By: *Andrew Lecky*  
Representative Wexford Lender, LLC, a Colorado limited liability company.

STATE OF COLORADO )  
COUNTY OF Eagle ) ss

The foregoing Lienholder's Ratification of Plat was acknowledged before me by Andrew Lecky Representative for Wexford Lender, LLC, a Colorado limited liability company this 10<sup>th</sup> day of February, 2011.

*April Parker*  
Notary Public  
My Commission expires: 4-19-14

### TITLE CERTIFICATION

We, Stewart Title, policy number O-9301-1585228, a title insurance company, as duly licensed by the State of Colorado, hereby certify that we have examined the title to the hereon described property, that we find the title to the property is vested to Wexford Borrower, LLC, a Colorado limited liability company, that all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon and that there are no other encumbrances of record; that all easements, reservations, and rights-of-way of record are shown hereon.

Date: Feb. 10, 2011 By: *Roger A. ...*  
Name and title  
Stewart Title

This survey does not constitute a title search by this surveyor or Monument Surveying Company. All information regarding ownership, rights-of-way, easements of record, adjoins, and other documents that may affect the quality of title to this property is from a title commitment prepared by Stewart Title, policy Number O-9301-1585228 dated June 29, 2010.

### CITY APPROVAL

This Plat of WEXFORD ESTATES, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is hereby approved and dedications accepted this 10<sup>th</sup> day of FEBRUARY, 2011.

City Manager: *Thomas L. Coons* Mayor

### CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO )  
COUNTY OF MESA ) ss

I certify that this instrument was filed in my office at 3:06 o'clock P. M. on the 11<sup>th</sup> day of FEBRUARY, 2011 A.D. and was recorded in Book 5124, Page No. 560-561

Reception No. # 2562927 Drawn No. 44-12 Pages 2051  
Clerk and Recorder: *Sheila Reiner* Deputy: *Sharon ...*

Monument Surveying Co.  
741 Rood Ave.  
Grand Junction, CO 81501  
(970) 245-4189 Fax (970) 245-4674

PAGE 1 of 2

REVISIONS MADE 8/14/08  
REVISIONS MADE 01/10/10  
REVISIONS MADE 01/25/11  
REVISIONS MADE 02/02/11  
REVISIONS MADE 02/06/11

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OF SECTION 17, T15, R1E OF THE UTE MERIDIAN  
CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO

DESIGNED \_\_\_\_\_ FIELD APPROVAL BKH  
DRAWN CDC DJ5 TECHNICAL APPROVAL \_\_\_\_\_  
CHECKED CDC DJ5 APPROVED 11/10/11

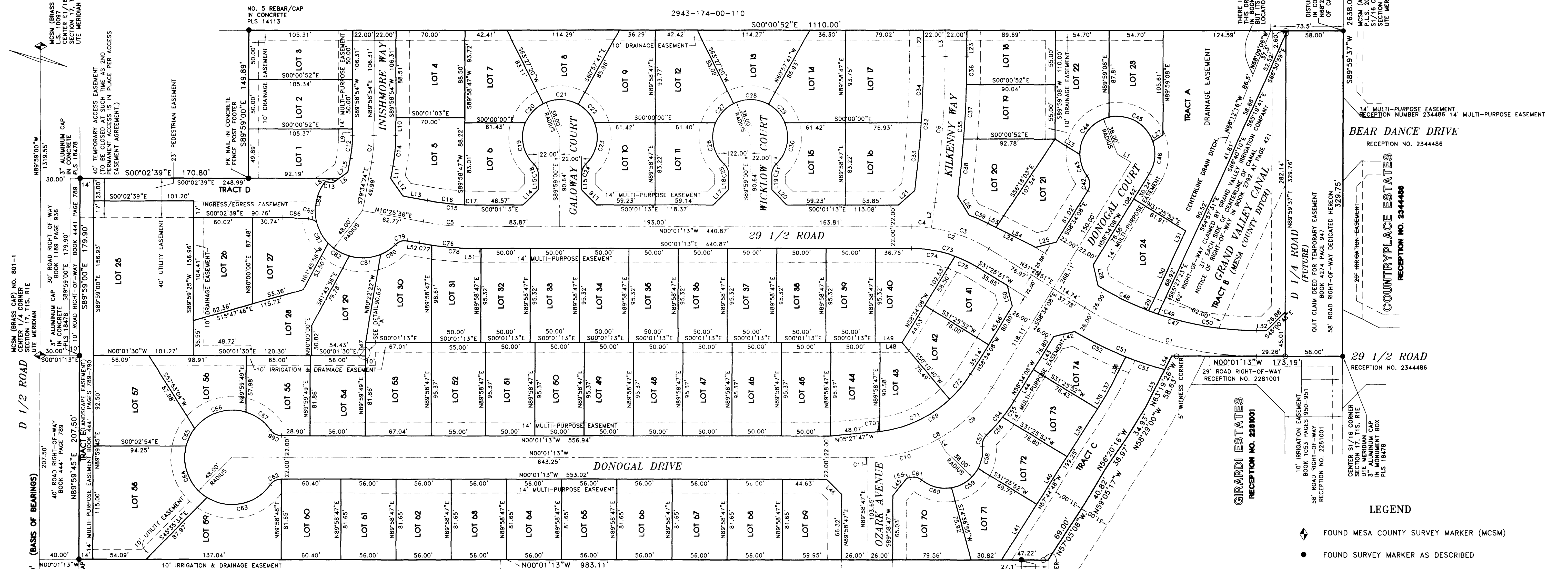
PREPARED FOR: Wexford Borrower, LLC JOB NO. 04-08

RECORDED NOTE: POOR QUALITY DOCUMENT  
PROVIDED FOR REPRODUCTION

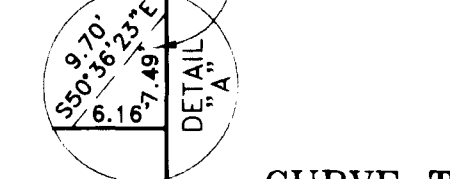
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CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO

**BASIS OF BEARINGS STATEMENT:**  
ALL BEARINGS ARE BASED ON GRID NORTH OF THE MESA COUNTY LOCAL COORDINATE SYSTEM, LOCALLY DETERMINED BY GPS OBSERVATIONS ON THE BRASS CAP MESA COUNTY SURVEY MARKER AT THE CENTER WEST ONE SIXTEENTH CORNER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN, AND THE BRASS CAP MESA COUNTY SURVEY MARKER AT THE CENTER ONE QUARTER CORNER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN. THE MEASURED BEARING OF THIS LINE IS N89°59'45"E.



**SIENA VIEW SUBDIVISION, FILING NO. ONE**  
RECEPTION NO. 2345834

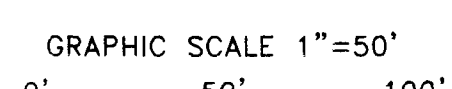


**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	333.00'	182.79'	180.51'	N15°42'20"E	31°27'04"
C2	150.00'	82.53'	81.49'	S15°40'09"W	31°31'29"
C3	150.00'	62.17'	61.73'	S19°33'26"W	23°44'54"
C4	150.00'	20.36'	20.34'	S03°47'42"W	0°74'6"
C5	300.00'	54.70'	54.62'	N03°12'11"E	10°26'48"
C6	1100.00'	147.78'	147.67'	N8°09'57"W	0°74'50"
C7	150.00'	27.34'	27.31'	N84°47'45"W	10°26'42"
C8	150.00'	153.28'	146.70'	N29°17'41"W	58°32'55"
C9	150.00'	76.59'	75.76'	N43°56'28"W	29°15'19"
C10	150.00'	75.37'	74.58'	N14°55'09"W	28°47'19"
C11	150.00'	1.32'	1.32'	N00°19'21"W	00°30'17"
C12	128.00'	23.33'	23.50'	N84°47'45"W	10°26'42"
C13	322.50'	7.95'	7.95'	S08°17'35"W	01°24'46"
C14	172.00'	31.36'	31.31'	N84°47'45"W	10°26'42"
C15	278.00'	50.70'	50.63'	N05°12'07"E	10°26'59"
C16	278.00'	38.11'	38.08'	N06°29'58"E	0°75'11"
C17	278.00'	12.59'	12.59'	N01°16'29"E	02°35'43"
C18	13.50'	10.94'	10.64'	S66°46'18"E	46°25'25"
C19	38.00'	45.78'	43.06'	N78°05'21"W	89°03'32"
C20	38.00'	27.08'	26.51'	S46°57'47"E	40°50'13"
C21	38.00'	36.86'	35.44'	S01°14'49"W	55°34'59"
C22	38.00'	25.43'	24.96'	S48°12'36"W	38°20'34"
C23	38.00'	45.80'	43.08'	N78°05'21"W	89°03'32"
C24	13.50'	10.94'	10.64'	S66°46'18"E	46°25'25"
C25	12.58'	10.99'	10.64'	S66°48'17"W	45°50'21"
C26	13.50'	15.78'	15.06'	N78°05'21"W	89°03'32"
C27	38.00'	27.08'	26.51'	S46°57'47"E	40°50'13"
C28	38.00'	36.86'	35.44'	S01°14'49"W	55°34'59"
C29	38.00'	25.43'	24.96'	S48°12'36"W	38°20'34"
C30	38.00'	45.80'	43.08'	N78°05'21"W	89°03'32"
C31	13.50'	10.94'	10.64'	S66°46'18"E	46°25'25"
C32	1078.00'	135.91'	135.82'	N86°24'10"W	0°71'32"
C33	1078.00'	66.98'	66.92'	N84°37'21"W	0°33'49"
C34	1078.00'	66.98'	66.97'	N88°14'04"W	0°33'36"
C35	1122.00'	141.67'	141.58'	N86°23'50"W	0°71'45"
C36	1122.00'	28.17'	28.17'	N89°17'42"W	01°26'19"
C37	1122.00'	55.07'	55.07'	N87°10'11"W	02°48'45"
C38	1122.00'	58.43'	58.42'	N84°16'18"W	02°59'01"
C39	112.00'	20.49'	20.48'	S23°17'01"W	06°49'37"
C40	13.50'	15.78'	15.06'	S87°33'50"W	43°28'16"
C43	38.00'	23.44'	23.07'	N71°20'56"W	35°20'12"
C44	38.00'	51.66'	47.77'	S52°02'06"E	77°53'44"

**LINE TABLE**

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N31°25'52"E	16.00'	L29	S63°49'09"E	9.91'
L2	S82°19'02"E	26.39'	L30	S65°27'23"E	59.89'
L3	N89°59'08"E	26.83'	L31	S64°57'31"E	19.33'
L4	S60°42'18"W	13.97'	L32	S00°01'12"E	10.27'
L5	N35°20'08"W	14.59'	L33	S31°25'52"W	29.65'
L6	N35°20'08"W	18.15'	L34	N63°19'26"W	15.43'
L7	N35°20'08"W	10.34'	L35	N63°19'26"W	43.20'
L8	N35°20'08"W	7.80'	L36	N64°08'39"W	30.67'
L9	S89°58'54"W	6.31'	L37	N62°20'33"W	12.15'
L10	S89°58'54"W	17.80'	L38	N57°44'48"W	17.55'
L11	N79°34'24"W	12.67'	L39	N57°44'48"W	57.65'
L12	S55°25'36"W	21.66'	L40	N57°44'48"W	57.37'
L13	S10°25'36"W	25.45'	L41	N57°44'48"W	66.69'
L14	S45°00'07"E	21.66'	L42	N1°33'40"W	21.68'
L15	N89°59'00"W	16.00'	L43	N58°34'08"W	39.65'
L16	S44°59'53"W	21.66'	L44	N58°34'08"W	37.15'
L17	S45°00'07"E	21.66'	L45	N51°14'09"W	22.60'
L18	S89°59'00"E	16.03'	L46	S44°58'49"W	21.68'
L19	N89°59'00"W	16.00'	L47	N89°58'47"E	13.50'
L20	S44°59'53"W	21.66'	L48	S00°01'13"E	22.50'
L21	S41°19'48"E	22.09'	L49	S00°01'13"E	27.40'
L22	N89°59'08"E	26.83'	L50	S76°25'52"W	21.66'
L23	S89°59'08"W	26.83'	L51	N00°01'13"W	4.12'
L24	S26°41'50"W	53.89'	L52	S10°25'36"W	12.55'
L25	S13°34'22"E	21.86'	L53	S26°41'50"W	9.20'
L26	S58°03'13"W	22.49'	L54	S26°41'50"W	44.69'
L27	S32°56'10"E	12.21'	L55	N14°10'59"W	3.42'
L28	S76°59'12"W	21.67'			



ALL DISTANCES SHOWN ARE IN U.S. SURVEY FEET  
§38-51-106 (1) (I) C.R.S.

THIS IS AN EASEMENT FOR THIS DRAIN DITCH RECORDED IN BOOK 4274 PAGE 947. THE WIDTH OF THIS DITCH AND THE LOCATION ARE UNSPECIFIED.

**BEAR DANCE DRIVE**  
RECEPTION NO. 2344486

**COUNTRYPLACE ESTATES**  
RECEPTION NO. 2344488

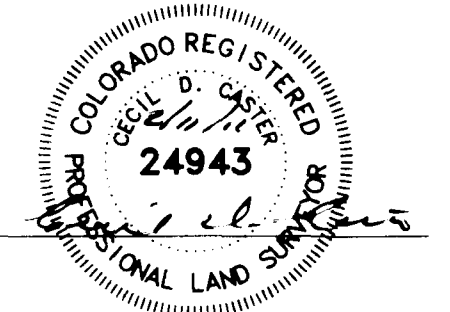
**29 1/2 ROAD**  
RECEPTION NO. 2344488

**GIRARDI ESTATES**  
RECEPTION NO. 228001

**LEGEND**  
◆ FOUND MESA COUNTY SURVEY MARKER (MCSM)  
● FOUND SURVEY MARKER AS DESCRIBED  
○ SET NO. 5 REBAR/CAP - L.S. 24943

NOTE: ALL SURVEY MARKERS FOUND WITHIN 0.25' OF THEIR CALCULATED POSITIONS ARE CONSIDERED TO BE IN PLACE.

NOTES: 1. ALL PERIMETER CORNERS SET IN CONCRETE.  
2. NO. 5 REBAR/CAPS - L.S. 24943 SET AT ALL ANGLE POINTS AND AT THE BEGINNING AND ENDS OF CURVES.



### ABBREVIATIONS

- N = North
- E = East
- S = South
- W = West
- ' = Degrees in Bearing
- " = Minutes in Bearing
- " = Seconds in Bearing
- T = Township
- R = Range
- Sq. Ft. = Square Feet
- + = Plus or Minus
- " = Measurement in Feet
- " = Measurement in Inches
- No. = Number
- PLS = Professional Land Surveyor
- MPE = Multipurpose Easement

SHEET 2 OF 2

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DESIGNED: FIELD APPROVAL BKH  
DRAWN: CDC DJS TECHNICAL APPROVAL  
CHECKED: CDC DJS APPROVED 01/12/10

Monument Surveying Co.  
741 Road Ave.  
Grand Junction, CO 81501  
(970) 245-4189 Fax (970) 245-4674  
PAGE 2 OF 2

PREPARED FOR: Wexford Borrower, LLC, JOB NO. 04-08